FAIRFAX DEVELOPMENT REVIEW BOARD

Tuesday June 28, 2016

Members Present: Jason Heyer, Nick Hibbard, Michelle Dufresne, Claude Rainville, Martha Varney,

Public Present: Doug Goulette (engineer from Lamoreaux and Dickinson), Chris Bean, Amber Soter, Z.A.

HEARING MINUTES:

7:15 PM- — Request of James F. Nelson for a 2 lot Subdivision of property located at 168 Meade Road (ME0168). The applicant has requested an Administrative Review of the 2 lot subdivision in accordance with Article 4, Section 4.3.C, Article 8.4 and all other applicable Sections of the <u>Fairfax Development Regulations</u>.

The warning was read, parties were sworn in and introductions were made.

- **C. Bean** explained his relationship with **J. Nelson** and how he intends to purchase the property from **J. Nelson** after it is successfully subdivided. He also owns the lot next door.
- **D. Goulette** of Lamoreaux and Dickenson presented the plan to the board. Lot 1 will no longer have road frontage and will retain a right-of-way through the newly proposed lot 4. The map didn't show the driveway access within the right-of-way. The DRB advised that this needs to be changed or amended to have the entire driveway access in the right-of-way. C. Bean asked about a different access for the proposed house and keep the current access solely for the back lot and additional lots that also obtain a right-of-way through that property. C. Bean was advised that an approved access permit must be filed prior to obtain a building permit.

There was additional discussion regarding the location of the septic and why it wasn't on the proposed lot versus on Lot 1. C. Bean explained that Lot 1, as of right now, could potentially only perk for 1 additional house and this amount of acreage was the agreement. The current right-of-way will not adversely affect the septic.

7:45 PM- C. Rainville moved to approve the Zoning Administrators recommendation to approve the 2 lot Subdivision. **M. Varney** 2nd. All in favor.

Respectfully submitted,	
Amber Soter, Zoning Administrator, DRB & Plan	nning Commission Coordinator
runder doter, zonnig runningtrator, bits a riar	Timing Commission Coordinates
Signed:	Date:
For the Development Review Board	
Tot the Development Neview Board	

These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.